

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, AUGUST 21, 2018 IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, August 21, 2018 at 4:00 p.m., in the Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chair	Ida-Meri deBlanc	Recused
Vice Chair	John Erickson	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Recused
	Deborah Hunseder	Present

Staff:

Public Works Utilities Director	Maher Hazine
Planning Manager	Beth Escobar
Project Manager	Mike Gray

Other members of the audience: Various members of the community.

1. **CALL TO ORDER:** Vice Chair Erickson called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Planning Manager Escobar called the roll.
3. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing Staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES**.

There was no public comment.

4. **MINUTES:**

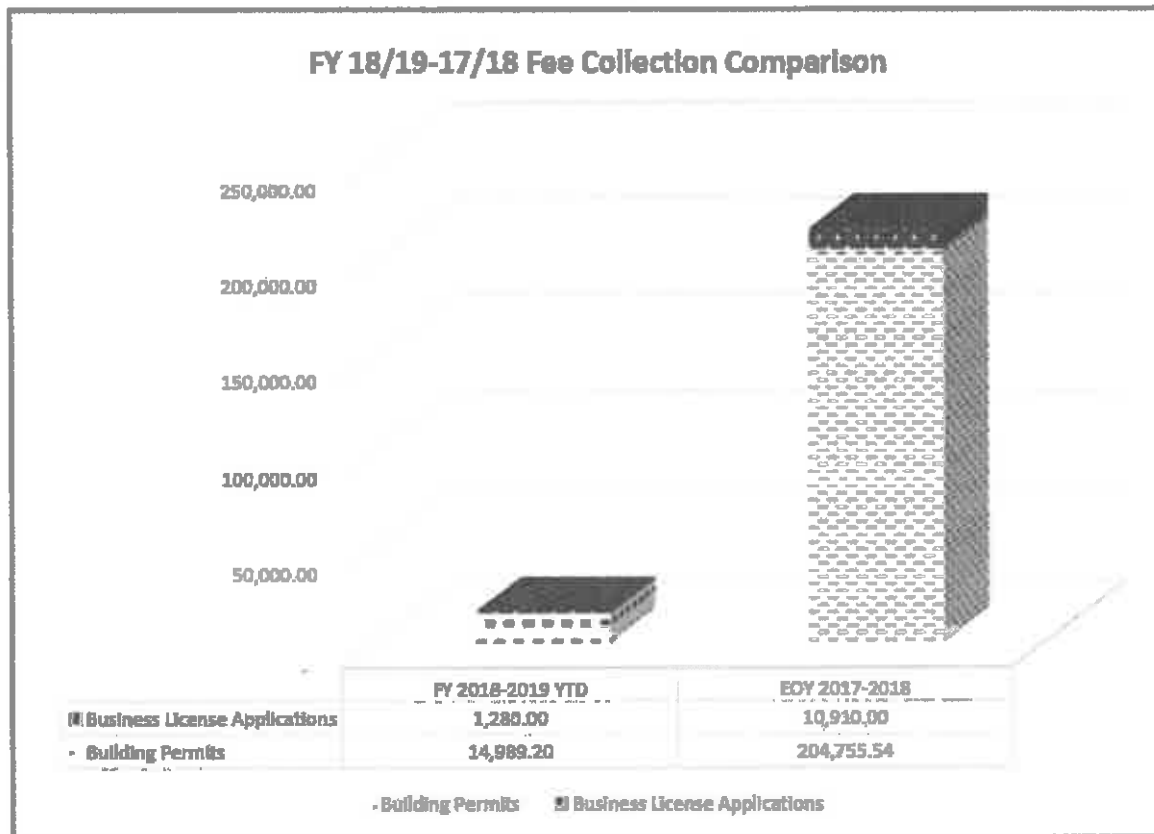
- a. Consideration of the Regular Meeting Minutes of July 17, 2018.
Commissioner Hunseder moved to approve the Regular Meeting Minutes of April 17, 2018 with the correction marking Chair de Blanc as absent.
Commissioner Olguin seconded the motion. The motion passed unanimously.

5. REPORTS:

Chairpersons and Members Report: None

YTD Metrics as of July 2018 (First month of new fiscal year) –

Building Permit Fees Collected = 15 % of annual goal of \$100,000.
Business License Applications = 18 % of annual goal of \$7,000.



Open Projects – Balances due reflect permits awaiting pickup in CDD

*** PROJECT TYPE RECAP ***

*** PROJECT TYPE RECAP ***

PROJECT TYPE	# OF PROJECTS	BALANCE
ACC - ACCESSORY STRUCTURE	19	125.00
BP - BUILDING OTHER	7	0.00
BP - BUILDING REMODEL	19	1,737.60
BPR - BUILDING RESIDENTIAL	58	2,484.30
CAR - DET CARPORTS	1	0.00
CU - CONDITIONAL USE	2	0.00
DECKS - DECKS	1	0.00
DM - DEMOLITION	2	0.00
DRB - DESIGN REVIEW BOARD	3	0.00
EG - EXCAVATING & GRADING	5	0.00
ELECTRICAL - SOLAR	19	0.00
EP - ELECTRICAL	1	0.00
GRM - GRADING - SOIL REMED.	248	14,589.00
MH - MANUFAC HOME	2	0.00
PL - PLUMBING	4	0.00
RE-ROOF - RE-ROOF	8	0.00
SG - SIGN	3	0.00
SFR - SITE PLAN REVIEW	1	0.00
SWIMPOOL - SWIMMING POOL	3	0.00
WT - WALL/FENCE	17	50.00
*** TOTALS ***	423	18,985.90

Project updates.

UVSP. Permit review for this project is up to date. 248 soil remediation permits have been issued. Jim Makovitch, the temporary inspector from Safe Built, continues to perform inspections. A total of 24 soil remediation permits have been completed.

USDA Rural Business Development Grant

The 3rd Quarterly Report for our Rural Business Development Grant has been submitted. With completion of the third quarter of this grant cycle, we have expended \$36,424.50 of the \$50,000 grant and are on target to complete this project by September. A draft of the feasibility study for this project has been completed and in July staff began presenting this draft to property owners and stakeholders. Meetings with Phil Tovrea of United Verde, Robin Brean of Verde Canyon Railroad and three members of Salt River Materials Group (Phoenix Cement Plant) have been completed.

Upcoming Events.

- 8-29-18 Grand Opening Rain Spirit RV Park 3:00 p.m.
- 9-1-18 – Summer Concert in the Park featuring Come Back Buddy 7-9 p.m.
- 9-15-18 – Summer Concert in the Park featuring J-Bad Band 7-9 p.m.



Planning Updates:

Project Manager Mike Gray and Planning Manager Beth Escobar attended an AZ APA Housing Workshop in Phoenix on Friday, July 27. Presentations were made by the AZ Department of Housing, the City of Tempe and the City of Maricopa, along with others.

It was clear from the information presented that housing issues and challenges are spread throughout the state. These issues include the lack of available housing stock in all price ranges, the lack of rentals, the affordability gap in housing and the fact that there is no available housing stock for first time buyers. With the inability of many people to afford new housing, rental units are at a premium. Several communities in the valley are experiencing the situation where investors (40 billion dollars in the valley) purchase up the housing stock and then can control rental prices as a block.

Suggestions to address these issues included modifications to zoning codes to promote more development of affordable housing units. Clarkdale has already opened up the opportunity to develop housing in commercial zones since the adoption of the revised Commercial District Zoning in 2015 and staff will be working to promote this availability.

Tract F Park

Town Council approved the site plan for this project at their August 14 meeting. We anticipate receiving the building permit within a couple of weeks. The goal is to have the park completed by November

Broadway Corridor Focus Area Plan

Due to a computer malfunction staff was unable to present the draft plan to Council on August 14. It will be rescheduled for the September 11th Council meeting.

Economic Development Updates:

Our new promotional video has been launched. Check it out at: [Welcome to Clarkdale, AZ - YouTube.](#)

Also, in case you haven't noticed, our newest wayfinding sign was installed at the Broadway-Main intersection just in time for the Public Works crew to participate in national selfie day:



6. NEW BUSINESS:

a. PRESENTATION OF INFORMATION REGARDING PROPOSITION 445 – Funding for Road/Street repair and Improvement Program in Clarkdale.

Public Works Utilities Director Maher Hazine gave a PowerPoint presentation outlining the current road conditions throughout the Town. He reviewed the process taken by the Citizens Committee and the basis of the bond request.

PUBLIC DISCUSSION:

John Christensen of Clarkdale asked about curb and gutter. Mr. Hazine stated some curb and gutter would be added to specific roads, for others, a thickened 'maricopa' edge would be used.

Jerry Brown asked about improvements to private streets. Mr. Hazine state the Town can't spend public money on private property, however, the can work with property owners to use Town purchasing power for materials. In addition, as a Town Engineer he can offer free technical design expertise.

- b. **PUBLIC HEARING:** REGARDING A CONDITIONAL USE PERMIT REQUEST FOR ASSESSOR'S PARCEL NUMBERS 400-02-005G, (501 BROADWAY) 400-02-041 AND 400-02-006B (440 VISTA LANE) IN CLARKDALE FOR A 65-SPACE RV RESORT AND 26 PARK MODEL LODGING UNITS. ZONING FOR ALL THREE PROPERTIES IS I (INDUSTRIAL) AND ENCOMPASSES A TOTAL OF APPROXIMATELY 7.88 ACRES.

Mr. Kelly Helgeson is requesting a Conditional Use Permit to allow for a 65-space Recreational Vehicle Park in conjunction with a 26-unit park model lodging facility.

The length of stay for a RV unit will be limited to a six month maximum. Stays at the park models will not be limited to a specific length of time. The park models could function as long term residential units.

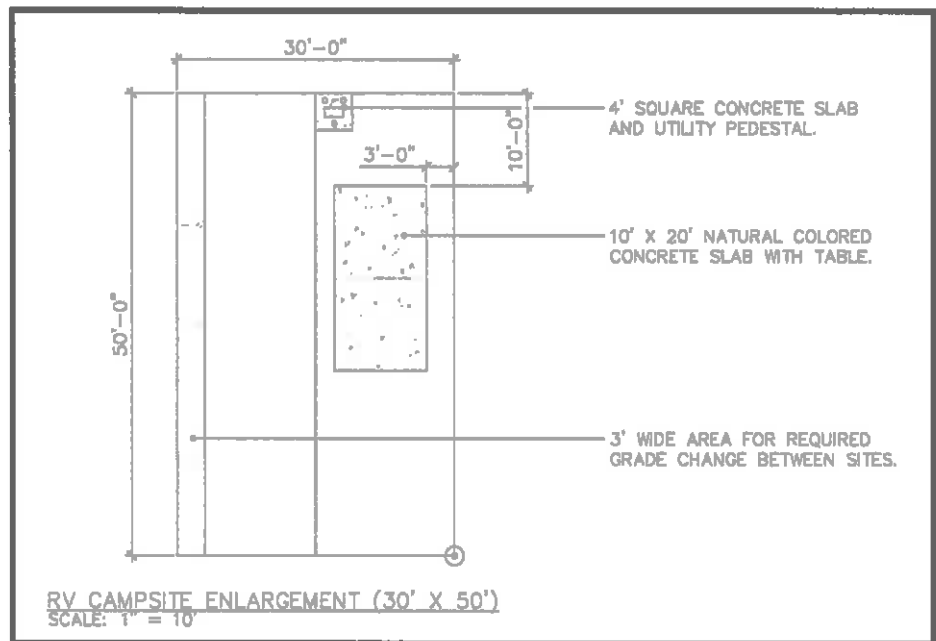
The Park is proposed to include a check-in/community building, gazebo, bar-b-que area, swimming pool, jacuzzi, kids play area and a dog park.

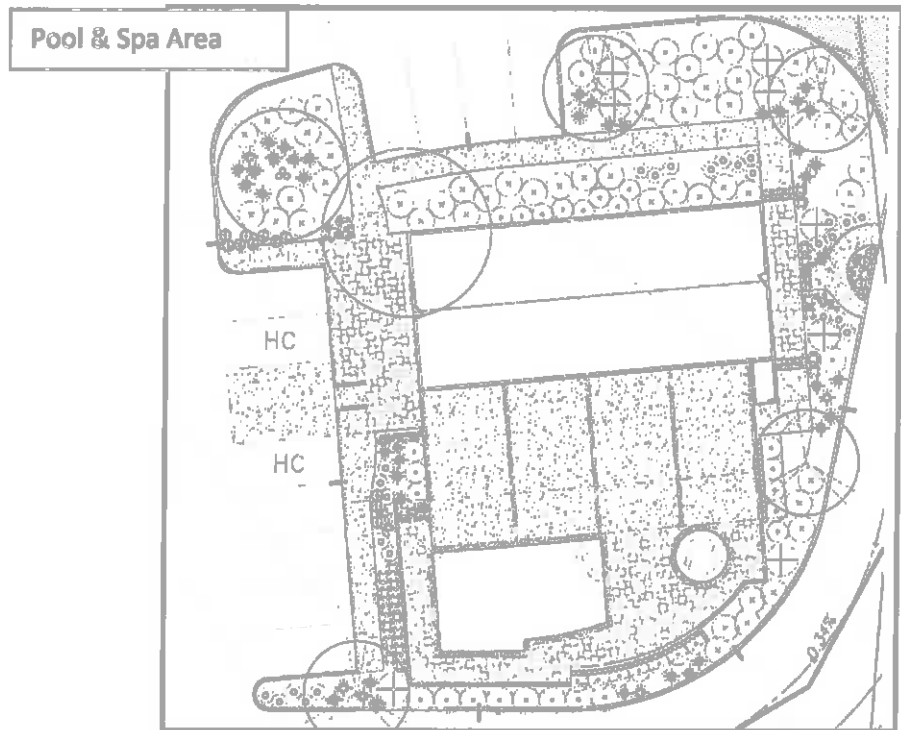
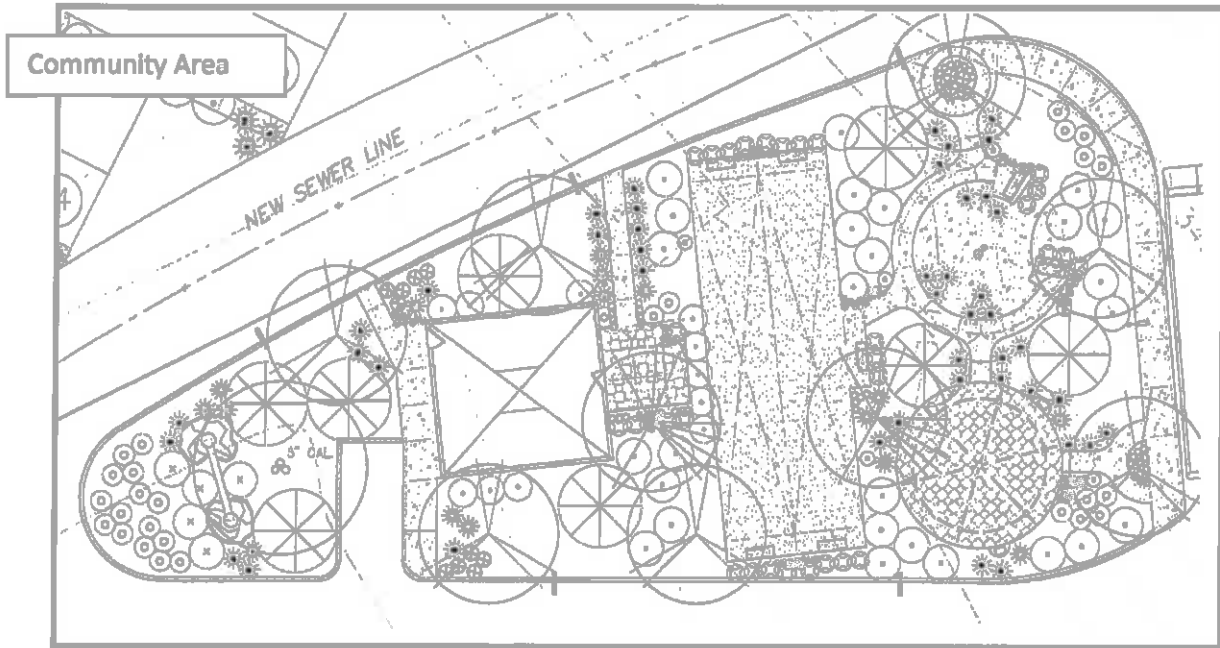
There will be two sizes of RV parking sites: 30 x 50 feet or 25 x 35 feet.

The property will be fenced around the entire perimeter. The facility will include a fenced dog park and a natural trail system throughout the park.

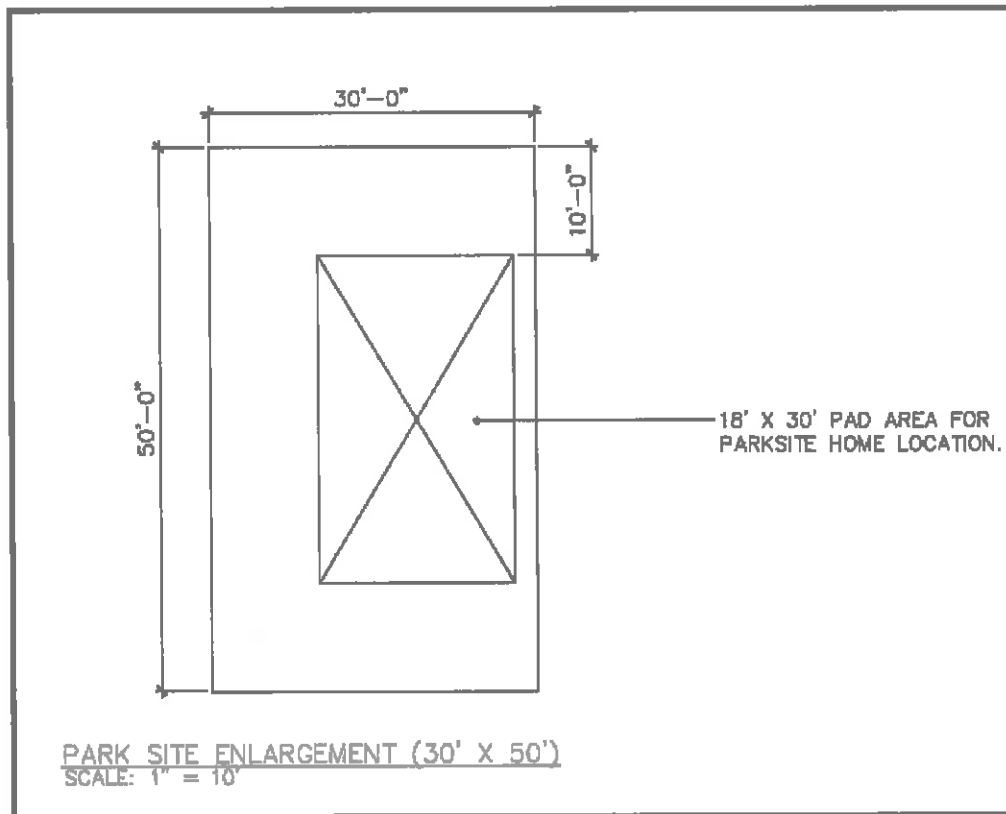
The project will be connected to the Town wastewater and water systems.

The facility will have a full time host living on site either in the existing cabin or on a RV site. If the cabin is not used for the host it will be an additional rental facility.





Park Model Area



Vicinity

The three subject properties are located at the entrance to the Patio Park Subdivision. Properties to the east of the subject property are developed as multi-family projects. The property to the west is Clarkdale Arizona Central Railroad. The railroad spur to the west of the subject property is used by the railroad for storage, staging and repairs.

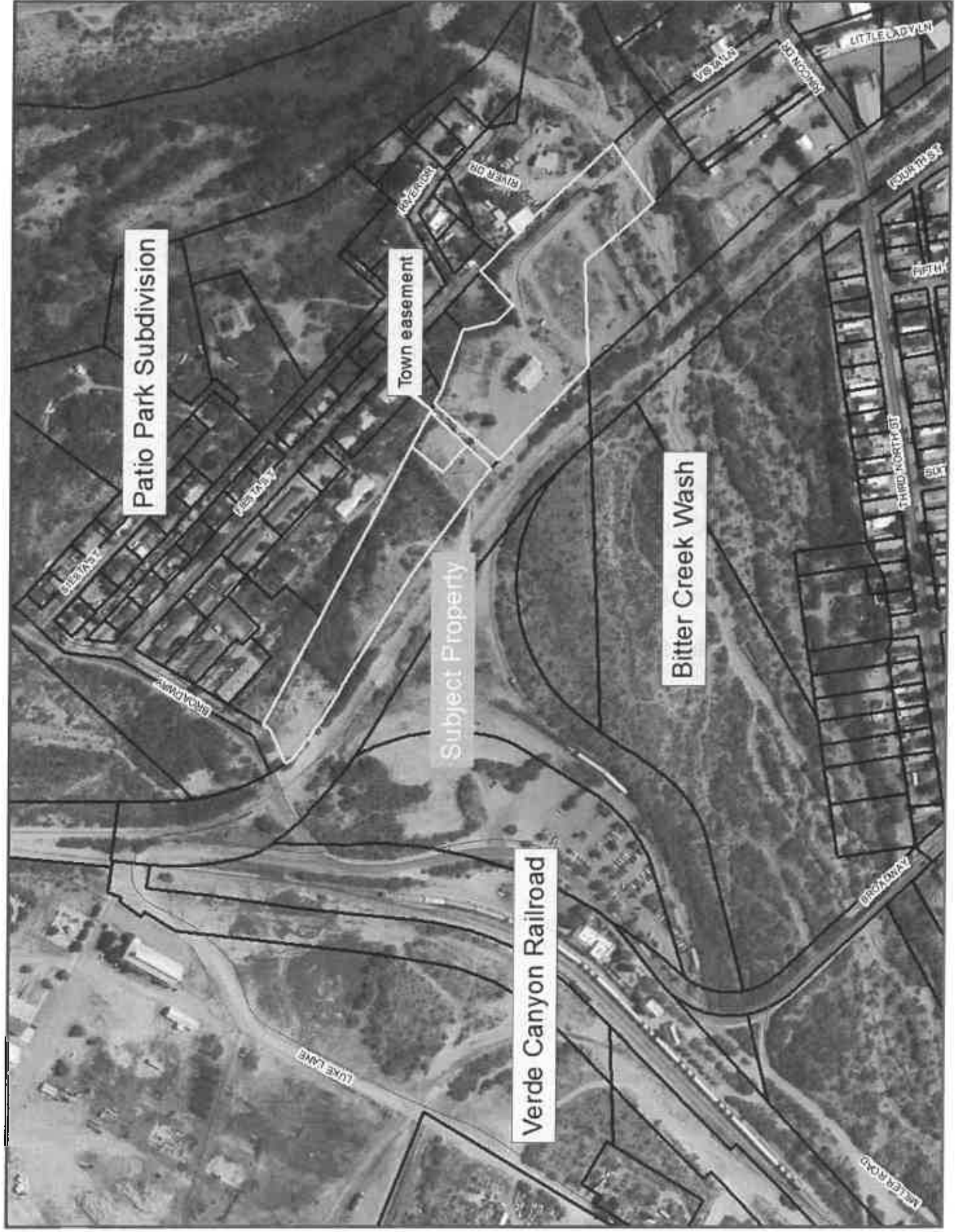
Access to the subject properties is over the historic Bitter Creek Bridge. Currently there is only one way in and one way out of this area.

There is an existing sewer line traversing the northern portion of the site from west to east.

There is an existing driveway entrance off of Broadway onto the site. This is the approximate location of the main entrance for the proposed project.

The applicant will be requesting abandonment of a Town right-of-way that separates the subject properties.

Aerial Map



Zoning

The three subject parcels are zoned (I) Industrial. RV Parks are not listed as a use in the Industrial Zoning District. These parks are listed as a conditional use in the Commercial District. The Community Development Director has determined, per Section 3-14.C.9 of the Zoning Code, that the proposed use as a RV Park qualifies as a conditional use in the Industrial Zoning District.

9. Any use not listed may be determined by the Community Development Director to be similar in industrial character and use.

Multi-family developments, hotels and motels are principal permitted uses in the Commercial Zoning District, and are therefore a permitted use in the Industrial Zoning District, per Section 3-14.A.1 of the Zoning Code:

Section 3-0140 Industrial District (I)

A. Principal Uses permitted: (Not requiring a use permit).

1. Any principal permitted use in the Commercial district.

The 26 proposed lodging units, including the 25 park models and perhaps the existing cabin, are therefore a permitted use.

Development Standards

Unlike residential zoning districts, neither the commercial or industrial zoning district includes maximum lot coverage restrictions.

Required minimum setbacks in the Industrial Zoning District are 30-feet in the front and 20-feet in the rear. The 10-foot side setback only applies when the property is adjacent to a residential use.

Per the Zoning Code, setback requirements only apply to buildings, and therefore do not apply to the RV parking spaces:

Setback: The line which establishes the minimum distance from any lot line to a permitted principal building and defines the area within which the principal structure may be placed or erected.

The side setback requirement applies to the park models only. Per the site plan the park models comply with this placement.

Performance Standards

Every commercial and industrial development is subject to the performance standards of the district. This includes standards for stipulations regarding noise and odor control as well as screening requirements.

Public Participation

Notices were mailed by the Town to 60 property owners and the property was posted August 6, 2018.

The applicant hosted a neighborhood meeting at the site on Thursday, August 16, 2018.

A complete report on the public input for this project will be presented at the August 21, 2018 public hearing.

At the time of this report, staff has heard from three property owners expressing concern regarding noise and traffic. A email inquiry was received. A copy of staff's response is attached to this report.

Review Agencies

The Conditional Use Permit application was sent to the following agencies for review:

Yavapai County Flood Control District

- A development permit through the county will be required.

Clarkdale Public Works Utilities Department

- The Public Works Director/Town Engineer met with the project engineer on August 6, 2018. The project engineer was informed that additional drainage information, specifically a conceptual drainage narrative, will be required for this project before a comprehensive review can be completed. The project will be required to retain 100 percent of the runoff from the 100-year, 2-hour storm event.
- In addition, the new policy regarding the treatment of effluent at RV parks was shared with the applicants engineer. This policy is attached to this report. A dumping facility allowing initial dumping of waste from the RV's holding shall be installed in the Park. This prevents the chemicals typically used in RV waste stations from entering the Town's wastewater system.
- No RV units shall be allowed to park over the existing sewer system.
- No retaining walls shall be constructed over a utility easement.
- Easements shall be recorded for the public water/wastewater lines.
- A public easement shall be dedicated for all access ways.
- On-site water hydrants shall be connected to the water line in front of the meter.

Verde Valley Fire District

- Extensive comments were received and forwarded to the applicant's engineer.
- At least one fire hydrant shall be required at the entrance off of Broadway. Additional hydrants interior to the project shall be required pending analysis of available water flow.
- The park models will be required to have fire suppression systems installed.
- A written disposal plan for bar-b-que charcoal shall be submitted to the Verde Valley Fire District prior to operation of the site.

Clarkdale Police Department

- The lack of an emergency exit for this project and the surrounding neighborhood is a concern. The Police Department requests a formal easement across the Vista Lane access for use in emergency situations.

Clarkdale Building Official

- No comments.

Staff Analysis:

Per Section 5-6 of the Zoning Code, all Conditional Use Permits shall meet minimum requirements of all Town ordinances, restrictions, regulations and policies of the Town of Clarkdale: Compliance with same is a condition of the use permit, including but not limited to:

- **Consistency with the General Plan**
The General Plan designates this property as HR – High Residential allowing 14 or more residential units per acre. Under the existing General Plan designation the maximum density on this eight acres is 112 units.
- **Sanitary waste improvements**
This project is proposed to connect to the existing Town's wastewater system and will be required to have a primary dump station to prevent RV chemicals from entering the Town's system.
- **Fire Protection Measures**
At least one off-site fire hydrant will be constructed. Determination of the requirement of additional on-site fire hydrants is pending more information from the applicant.

Each park model will be required to have a fire suppression system.

- **Utility Service Improvements**
Each RV site will include a utility pedestal. All park models will have full utility connections.

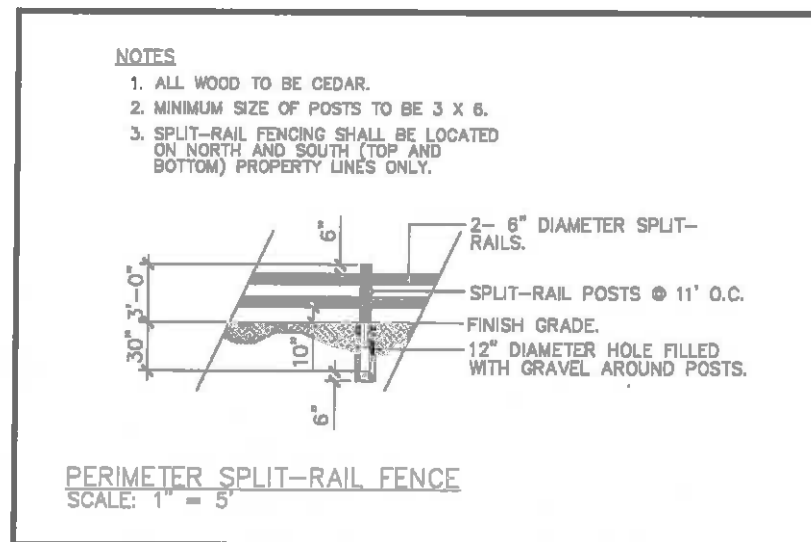
The park will connect to the existing Town water main on Fiesta Street.

- **Parking**

One vehicle parking space is designated for each of the RV units and park model lodging units. There is a temporary registration area plus seven visitor parking spaces in front of the pool/spa area. There is one designated parking space for the park host.

- **Screening of Commercial Uses (#13 of Performance Standards of Commercial Zoning)**

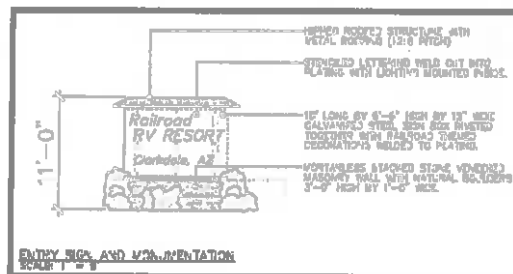
A solid screening fence shall be required along the eastern boundary. Because the western boundary is adjacent to an active railroad line, a fence will be required along this perimeter also, however, this fence does not need to be fully screened. The applicant is proposing a split-rail fence.



- **Lighting & Signage**

The applicant is proposing standard parking-lot type lighting on 20-foot poles. Staff is recommending low-level, fully shielded bollard lighting instead for each RV and Park Model site as well as around the community area.

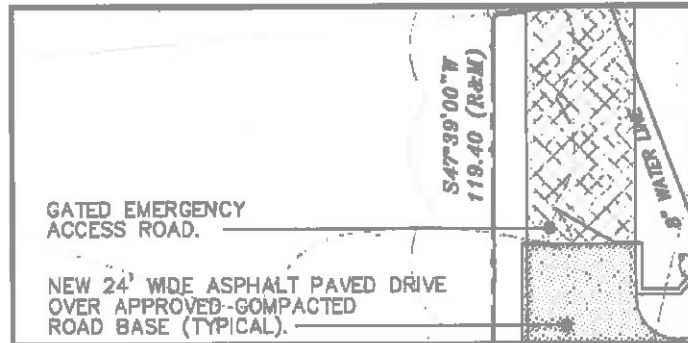
A entry sign is proposed along Broadway. This sign will need to go to the Design Review Board for review and approval.



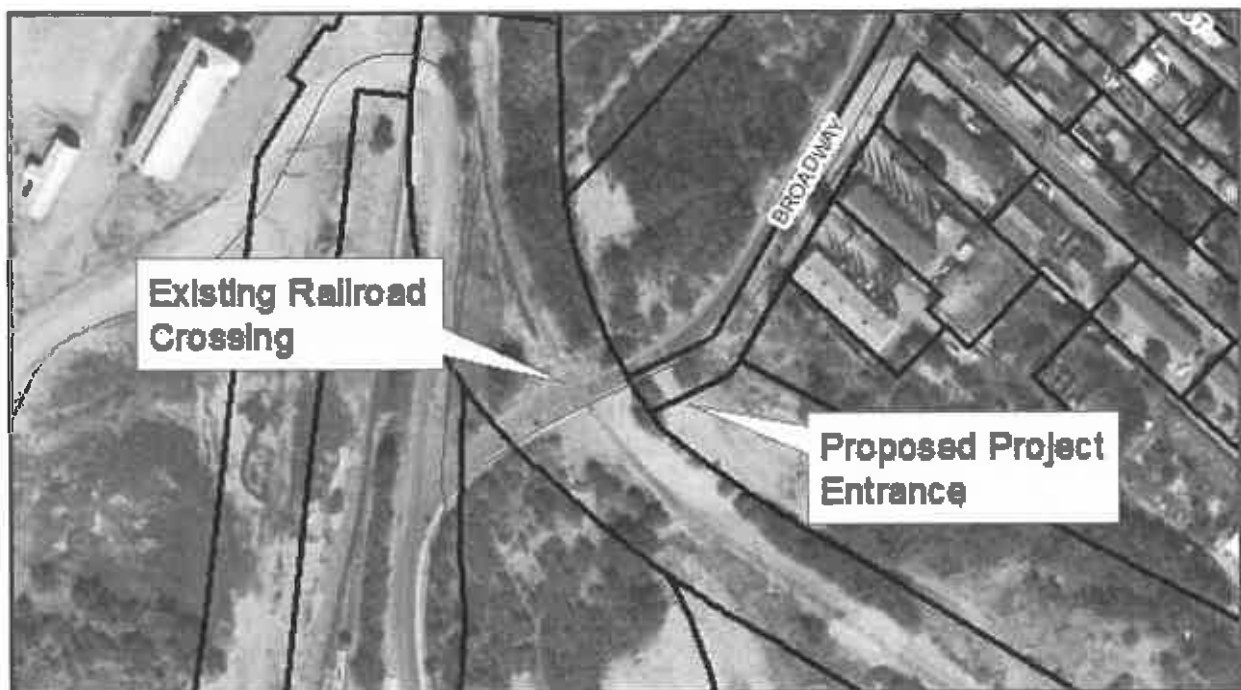
- **Access**

The main access to this facility is from Broadway Road. RVs and vehicles will turn right into the park and left out of the park. The speed limit on this portion of Broadway is 25 miles per hour. Visibility for entering and exiting vehicles is sufficient.

An emergency exit is proposed to be constructed on the east side of the project. This exit will connect with Fiesta Street.

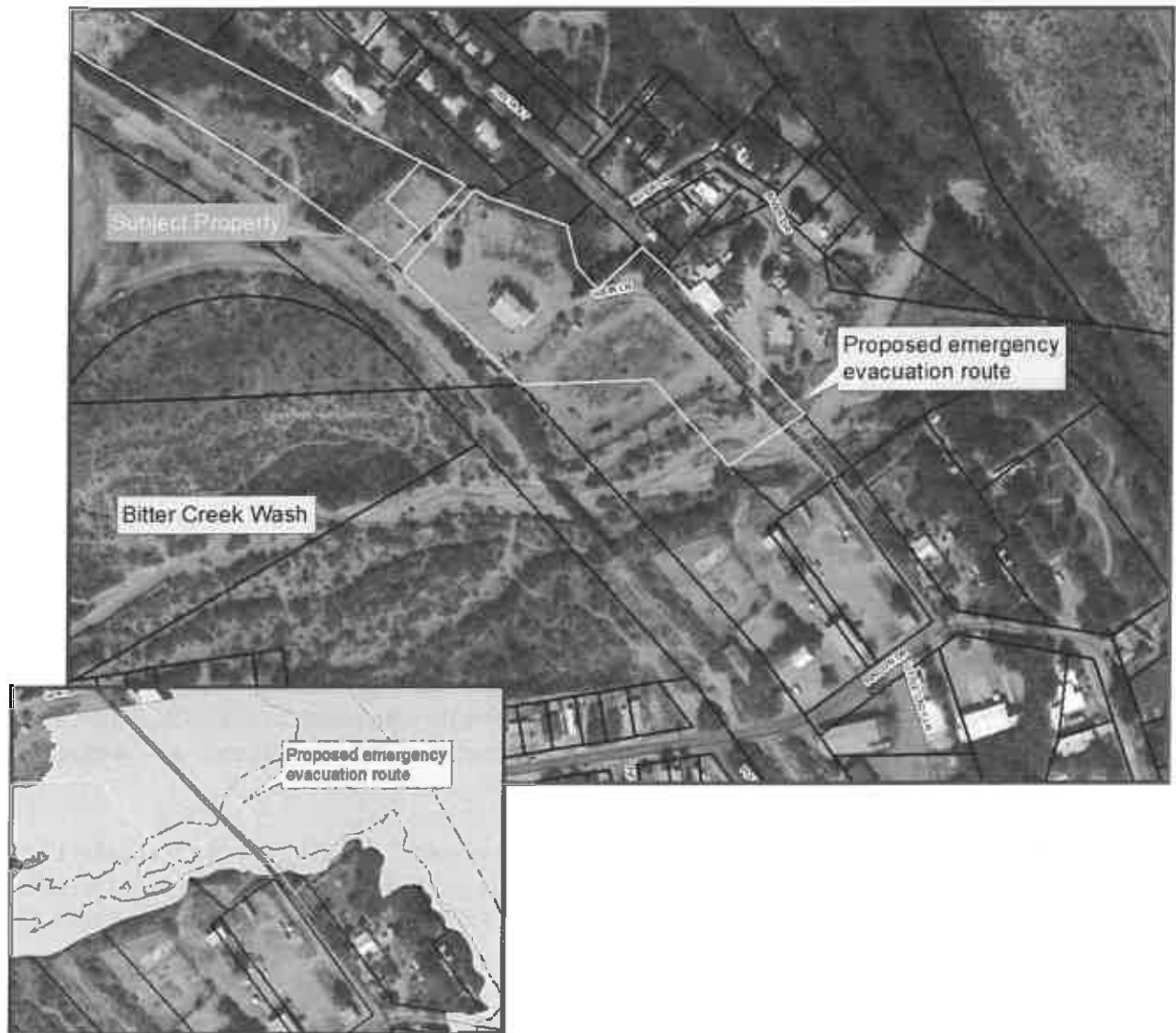


Staff has requested input from Central Clarkdale Railroad regarding the existing railroad crossing on Broadway that everyone entering the Park would need to cross. This is an active line used to move rail cars to a service area. It has railroad crossing signs. The Central Clarkdale Railroad is investigating requiring the applicant to upgrade this sign.



Staff is recommending a second emergency access point through Vista Lane. In conjunction with the connection to Fiesta Street, this access would provide an emergency evacuation route for the project and the Patio Park neighborhood. This access crosses a designated flood plain. Vista Lane connects to Third North Street in lower Clarkdale.

The applicant will be required to obtain a public easement across one privately owned parcel to secure this access.



Required Findings for a Conditional Use Permit (Section 5-5 Town Zoning Code):

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

Staff Comments – The proposed use as a 65-unit RV Park is compatible with the general plan designation of high density residential if recreational vehicles are considered temporary residential units. The proposed 26 lodging/residential units are a permitted use. In addition, advancing tourism opportunities is an identified goal of the 2013 Sustainable Community and Economic Development Plan. The proximity to the major tourist attraction of Verde Canyon Railroad enhances the ability of this proposal to boost tourism in the area.

2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

Staff Comments – The density of the proposed 91 lodging units (65 RV spaces and 26 affixed Park Models) on 8.13 acres (12 dwelling units per acre) is comparable to the recently completed Rain Spirit RV park which has a conditional use permit for 70 RV units on approximately 5 acres (14 dwelling units per acre).

This proposal will be the first major development impacting the adjacent neighborhood since Patio Park was established. There are 24 single-family residences in Patio Park and 11 multi-family units. This project will impact access to the Patio Park neighborhood by adding to the traffic in the area.

There are some topographic challenges with this project, including two deep chasms that cut through the property from west to east. This will need to be addressed as the final site plan develops. In addition, drainage on the site will need to be accommodated to the satisfaction of the Town Engineer.

3. **Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

Staff Comments – Installing a solid, six-foot high screening fence along the eastern boundary line will help maintain the privacy of the adjacent developments. Development of an emergency evacuation route through the project for the entire area enhances public safety.

A successful RV Park and lodging facility, generating additional traffic, noise and commotion, will impact the quiet nature of the Patio Park neighborhood.

Uses that are permitted under the current industrial zoning, such as manufacturing, truck stops or lumber yards would also impact the neighborhood. Staff is looking forward to hearing from the applicant regarding ideas to mitigate the impact of this project.

Staff has requested input for the Central Clarkdale Railroad regarding the existing railroad crossing.

Rules and regulations for the project are currently being drafted and should be available for the Commission's consideration at the August 21st public hearing.

4. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.

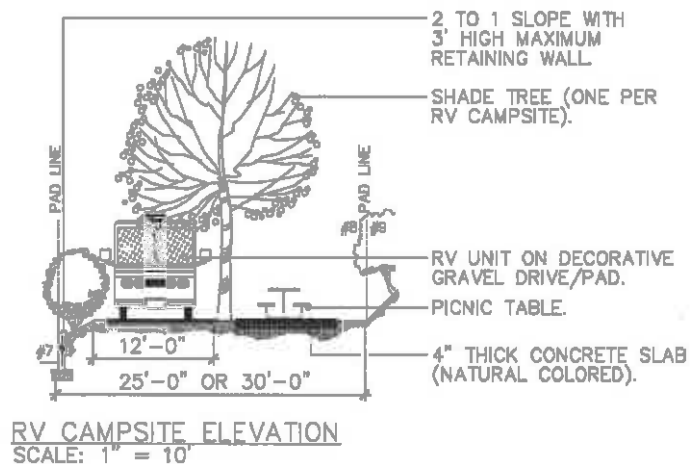
Staff Analysis – A traffic narrative was provided for this project and has been reviewed by the Public Works Utilities Director/Town Engineer. The traffic narrative, using industry standards, projects 605 average daily trips for the site. For comparison, 10 daily trips are an average for a residence, so 605 trips would be comparable to the amount of traffic projected for 60 homes.

One is Bitter Creek Bridge, the historic, one lane bridge over Bitter Creek provides access to this project. The applicant's engineer has provided an analysis of the impact of recreational vehicles to the bridge and has determined they can safely cross this access.

Staff is concerned about the impact of the delivery of the park models on the bridge traffic and is suggesting a condition of approval that the applicant provide a traffic control plan and coordinate with the Public Works department.

5. **Landscaping:** Landscaping, and/or fencing of the proposed development, assures that the site development will be compatible with adjoining area and with the intent of Town policies.

Staff Analysis – The minimum landscaping requirement for RV Parks is 30 percent of the lot area (Section 9-9 of the Zoning Code). Each RV parking space and park model space will have a shade tree. The community area will have shade trees and a variety of ground cover and shrubs.



The minimum landscape percentage is demonstrated to be met by the landscape plan submitted with the application, however, the landscape plan needs to be amended to include only plants on the adopted Town of Clarkdale plant list. Many plants on the landscape plan, such as Windmill Palms and Live Oaks, are not appropriate for the area.

6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

Staff Analysis – In staff's opinion, the proposed development does not create a hazard or a nuisance. Considering the variety of impactful uses permitted in the Industrial District, the proposed RV Park and Lodging facility is compatible with the surrounding area, providing a transitional use between heavy industrial and a multi-family, single-family neighborhood.

Staff Analysis

In staff's opinion, the following issues need to be addressed for this application:

- **Drainage concerns:** More specific design details regarding the drainage plan for this site are necessary before staff can determine whether the site can support the number of units proposed.
- **The landscape plan includes plants not on the recommended plant list.** The landscape architect has submitted a letter requesting consideration of plants outside this list. The Design Review Board has the ability to review this request. However, in staff's opinion, the project should be able to create a nice landscape pallet using plants from our list. This would support the local ecosystem and meld with the look of other commercial developments in the area. Staff is recommending the applicant be directed to amend the landscape plan to conform to the Town's ordinance.

- The determination on whether upgrades to the current railroad crossing will be required.
- Address public input on this project.

Having outlined these issues, staff would recommend the application be tabled until a more complete analysis of the project, including methods to mitigate the impact on the neighborhood, can be addressed.

In addition, because of the complexity of this project it shall be required to complete a full site plan and design review process and receive approval from the Design Review Board.

If the Planning Commission chooses to move the application forward to Council, staff is recommending the following conditions:

Recommended Conditions of Approval

1. Prior to moving forward to Council for consideration of the Conditional Use Permit application, a preliminary drainage plan must be submitted to the Public Works Utilities Director for review and approval.
2. Prior to moving forward to Council for consideration of the Conditional Use Permit, a final determination regarding the fire hydrant requirements shall be submitted.
3. A six foot high solid wood or masonry fence shall be constructed along the eastern boundary line of the project.
4. Prior to moving forward to Council for consideration of the Conditional Use Permit, a revised landscape plan using plants from the Town of Clarkdale plant list shall be submitted.
5. Prior to moving forward to Council for consideration of the Conditional Use Permit the applicant shall submit a request to abandon APN 800-19-001K indicated as Town right-of-way on the Yavapai County GIS system.
6. Applicant shall secure and record a public ingress/egress easement along the portion of Vista Lane providing emergency access out of the area. This easement shall be regularly maintained by the applicant.
7. All new and existing lighting shall be fully shielded. New lighting shall be low-level bollard type lighting not to exceed the height of the required fencing. Prior to moving forward to Council for consideration of the Conditional Use Permit a new lighting plan shall be submitted.

8. Prior to moving forward to Council for consideration of the Conditional Use Permit, the site plan will be amended to show solid fencing along the eastern boundary with the existing multi-family units.
9. Applicant shall provide a traffic control plan for Bitter Creek Bridge and coordinate delivery of the park model units with the Public Works department.
10. Park models shall be constructed with a fire suppression system per Town of Clarkdale Fire Code.
11. No RV units shall be allowed to park over the existing sewer system.
12. No retaining walls shall be constructed over a utility easement.
13. No large trees shall be installed over a utility easement. The property owner will be responsible for replacing any landscaping that needs to be removed to provide access to utilities.
14. Easements shall be recorded for the public water/wastewater lines.
15. A public ingress/egress easement shall be dedicated for all access ways.
16. The applicant shall receive permits for all construction.
17. Required backflow valve shall be inspected by a licensed backflow company and resized if determined to be necessary. Backflow inspections shall be performed in compliance with Town Code.
18. All requirements of the Verde Valley Fire District shall be addressed prior to issuance of the certificate of occupancy for this project.
19. Upon approval of the Conditional Use Permit, applicant shall submit a site plan and design review application for review by the Design Review Board. The Conditional Use Permit shall not become vested until receipt of site plan and design review approval.
20. The Conditional Use Permit approval shall expire within one year from site plan approval by the Design Review Board if the building permit has not been issued for the project and if substantial construction has not occurred.

21. The site shall be consistently maintained in compliance with the Town of Clarkdale Property Maintenance requirements.

Additional suggested conditions of approval may result from community input.

Vice Chair Erickson opened the public hearing:

PUBLIC COMMENTS

Planning Manager Escobar read the letter dated August 20, 2018 from the Wester Group, LC (the parent company of AZ Central and Verde Canyon Railroad) into the record:

August 21, 2018

August 20, 2018

Jodie Filardo
Community & Economic
Development Director Town of Clarkdale
P.O. Box 308
890 Main Street
Clarkdale, AZ 85324



THE
WESTERN
GROUP, LC
An Association of
ShortLine Railroads

Re: Railroad RV Park Project

Dear Jodie,

After having Teresa Propeck attend the open house for the proposed Railroad RV Park, Arizona Central Railroad/Verde Canyon Railroad I would like to share our concerns regarding the proposed change in zoning to accommodate this project.

- Industrial Use vs Mixed (residential) Use of Adjacent Parcels
 - This project presents an unsafe and incompatible use of land due to the location.
 - There is very limited industrial property in the Verde Valley that can be served by freight rail transportation. This conversion of one of these scarce parcels from industrial to incompatible high density residential (its proposed use is essentially for the dwelling of people, regardless of what the application says) should be considered a "double negative".
 - This spur line is used for railcar transfers (transloading), storage of railcars and "work" related to rail equipment maintenance and construction. The long-term goal of Arizona Central Railroad is to reinstitute equipment maintenance facilities that have existed along the "wye" since the Santa Fe Railroad constructed the rail line.
 - Train movements can occur anytime, 24 hours a day, and has for over 100 years.
 - The noise generated from these traditional activities will create conflict with the new development. We have seen in the past that these sorts of incompatible developments will unduly inhibit Arizona Central's ongoing rail operations which provides great value to the community.
- Tiny Homes
 - It is our understanding that with the 65 total spaces, 24 will be tiny homes that will be leased on long term agreements. These spaces are proposed to sit adjacent to the eastern parcel 400-08-027A, owned by Arizona Central Railroad.
 - Due to the very active and dangerous nature of our business, the proximity of these homes to the rail line will be dangerous for children and pets.
 - How would the property owner/operator propose to control the size of families in the tiny homes?
 - At the open house discussion was presented that anyone staying in the tiny homes would be only two people, due to the size of the homes. We are concerned that this is not what will happen. There is no housing in this area. People will lease these homes and they will utilize them to the fullest possible occupancy.



The Western Group
P.O. Box 1544
Ogden, Utah 84402
575-361-1810



- Fencing
 - The plans we were presented call for a split rail fence always along the separating property line
 - Due to the very active, and dangerous, proximity of these homes to the rail line the least that needs to happen is a full scale, secure wall be built PRIOR to any construction beginning.
 - Noise attenuation such as trees, sound wall, etc. would need to be installed to insulate dwellings from the active railyard which can have railcar movements and associated noisy activity 24 hours per day, seven days per week.
 - The current, dirt roadway into the proposed park is on a rise about 10 feet from the railroad ballast bed.
- Electrical and Cable
 - With the issues we have experienced regarding internet connectivity, we would request an in-depth review be done by the Town of Clarkdale prior to awarding this zoning change. Internet viability is crucial to the continued operation of our business.
- Blind Curve/Pedestrian Safety
 - The curve on the northwest side of train depot is dangerous. We would request an in-depth review be done by the Town of Clarkdale prior to awarding this zoning change to consider the best way to provide line of sight for traffic and to install signage to protect crosswalk over East Broadway.
 - Speedbumps, cross walk lighting or even a raised pedestrian walkway might be necessary.
 - Solar lighting may be insufficient for visibility.
- Track Crossing
 - The current railroad grade crossing, near the entrance to the proposed RV park, is not designed for the weight and repetitive use that would be required for the increase in traffic. We would request an in-depth review be done by the Town of Clarkdale prior to awarding this zoning change to consider what the necessary upgrades would be to this crossing.
- Emergency exit
 - The current emergency exit is proposed to take RV park residents out onto Fiesta which is in Petio Town. Their secondary emergency exit is the Bitter Creek Wash to the east of proposed RV park. We would request an in-depth study be done by the Town of Clarkdale prior to awarding this zoning change to consider if this secondary exit is viable from the project property, or if it would impede onto parcel 400-05-027A, owned by Arizona Central Railroad.
- RV Park Rules and Regulations
 - What are the park rules against OHV vehicle use? This cannot be considered an off-road recreational playground.
- Broadway Bridge over Bitter Creek Bridge
 - Are there improvements or upgrades scheduled for this one lane, unlit, weight-restricted 100-year-old bridge.



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We appreciate the opportunity to share these concerns with the Town of Clarkdale and respect the towns progressive growth efforts for developing Clarkdale and the surrounding area.

Thank you for accepting and acknowledging the concerns of Arizona Central Railroad and Verde Canyon Railroad. We have been proud to be part of the development and sustainability of this community for 30 years.

Respectfully Submitted,

A. Bruce Carswell

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PUBLIC COMMENT:

Peter de Blanc: Clarkdale resident, asked about wastewater capacity. Planning Manager Escobar stated this has been examined and there is sufficient capacity for this project.

Marie Rangel: 30 year resident and doesn't believe this project benefits any of the residents in Patio Park. She would recommend developing low income housing for single parents and seniors. This project is over-developed. Patio Park is the 'forgotten town' and she hopes she lives long enough to see it improve.

Gilbert Contreras: Cottonwood. Stated he owns property on Fiesta and is concerned about the drainage impact. Planning Manager Escobar stated this project will require full drainage plans.

Maria Contreras: Resident on Fiesta Street. Her family has lived in the area since 1916. This project is not a good fit. Does not look forward to seeing the 'great wall of Clarkdale'. Traffic is already an issue and she plans her trips to be after prime time for the train.

Tom Evans: Property owner on Fiesta. Is concerned that the grade elevation changes on this property from the Broadway entrance to the rear emergency exit are not being addressed. No indication that the plan addresses impact on the wildlife habitat. The proposed wall will ruin views. The lack of a good secondary access makes the project a trap. This is inappropriate use of land and causes more problems than it solves. How will lease be structured to guarantee these units are affordable and available to work force?

John Sherman: Resident. Has live in Patio Park for 30 years. The additional traffic will have a negative impact on the neighborhood. Property owner is moving dirt without a permit. When is remediation scheduled for this property. Bitter Creek Bridge is too narrow to accommodate any additional traffic, especially RVs. Crossing the railroad tracks is a safety issue. Why not put something on this property that will generate jobs?

With no more public wanting to speak, Vice Chair Erickson closed the public hearing.

- c. **DISCUSSION/POSSIBLE ACTION REGARDING A CONDITIONAL USE PERMIT REQUEST FOR ASSESSOR'S PARCEL NUMBERS 400-02-005G, (501 BROADWAY) 400-02-0041 AND 400-02-006B (440 VISTA LANE) IN CLARKDALE FOR A 65-SPACE RV RESORT AND 26 PARK MODEL LODGING UNITS. ZONING FOR ALL THREE PROPERTIES IS I (INDUSTRIAL) AND ENCOMPASSES A TOTAL OF APPROXIMATELY 7.88 ACRES.**

Luke Sefton, project engineer, introduced the property owners, Kelly & Joanne Helgeson. They are working with the property owner Jay Fender to figure out the best fit for this property.

Mr. Sefton summarized the following:

- The project will have two emergency access connections – one to Fiesta Road and one across Vista Lane.
- They propose extending the 8-inch water line to Fiesta.
- They are considering a minimum stay during high season.
- Will place signage on Broadway – ‘No RVs and no ATVs beyond this point’
- Park will be self-regulating. The same things that would bother the neighbors will bother the visitors also. Income is lost if standards aren't maintained.
- Bitter Creek bridge is wide enough to accommodate RVs.
- Consider shipping impact of a factory on the bridge.
- The proposed park is compatible with the tourist service.
- Would propose a wooden fence.
- Housing would be limited to 2 occupants for long term, 4 occupants for short term.

They are hoping to move forward so they can continue designing this project.

Commission Discussion:

Commissioner Olguin stated that there are a lot of unanswered questions with this project. The concerns expressed by the neighbors, specifically the risks outlined, need to be addressed.

Commissioner Hunseder asked how long the property owner has owned the property. Jay Fender replied since 2001. How many fire hydrants will be installed? Mr. Sefton replied 3 on-site and 2 off-site. She asked if the dog park will be open to the community? Mr. Sefton replied no. How close is the nearest residence to the dog park? Mr. Sefton replied approximately 30 feet.

Vice Chair Erickson stated he agrees with Commissioner Olguin, there are too many unanswered questions, even with the suggested conditions of approval. Traffic impact is a valid concern of the neighbors and it has not been sufficiently addressed.

Action Needed:

The Planning Commission may, after hearing public input, take any of the following actions:

August 21, 2018

I move the application for the Railroad Crossing RV Park move forward to Council with a recommendation of approval for a conditional use as a RV Park with conditions as presented by staff (or as modified during the Planning Commission discussion).

I move to table the application for the Railroad Crossing RV Park Conditional Use Permit request and direct staff or the applicant to: _____

I move to recommend denial of the application for the Railroad Crossing RV Park conditional use permit request based on these specific findings: _____

Commission Action: Commissioner Olguin moved to table the application to an unspecified date no longer than necessary for the applicant to adequately address the following:

- **Drainage concerns**
- **Traffic impact**
- **Safety issues raised by the railroad**
- **Concerns of neighbors**

Commissioner Hunseder seconded the motion. The motion passed unanimously.

Voting Member	Aye/Nay
Vice Chair Erickson	Aye
Commissioner Hunseder	Aye
Commissioner Olguin	Aye

7. FUTURE AGENDA ITEMS:

Planning Manager Escobar stated Commissioner Backus has requested the Commission start working on the revisions to the Landscape Ordinance discussed during development of the SR 89A Focus Area Plan. This will be scheduled for the September meeting.

8. ADJOURNMENT:

- a. **Commissioner Olguin moved to adjourn the meeting. Commissioner Hunseder seconded the motion. The meeting was adjourned at 5:30 p.m.**

APPROVED BY:

SUBMITTED BY:



John Erickson
Vice Chairperson



Beth Escobar
Planning Manager

